

# LAKESWOOD PLANNING BOARD

## PLAN REVIEW AGENDA

Tuesday, June 11, 2013

6:00 P.M.

### 1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

“The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood. Advance written Notice has been filed with the Township Clerk for purpose of public inspection and, a copy of this Agenda has been mailed, faxed or delivered to the following newspapers: *The Asbury Park Press* and *The Tri-Town News* at least 48 hours in advance. This meeting meets all the criteria of the Open Public Meetings Act.”

### 2. ROLL CALL

### 3. SWEARING IN OF PROFESSIONALS

### 4. MEMORIALIZATION OF RESOLUTIONS

1. **SP 2004** (Variance Requested)  
Applicant: Bnos Devorah  
Location: Vermont Avenue  
Block 1154, 1155 Lots 1, 1  
Site Plan for proposed girls school
2. **SP 2005AA** (No Variance Requested)  
Applicant: Congregation Bais Medrash Chayim Inc  
Location: James Street & Sunset Road  
Block 284.06 Lot 22  
Change of Use/Site Plan Exemption to change a single-family home into a school and dormitory – no additional testimony proposed.
3. **SP 2015** (Variance Requested)  
Applicant: Chambers Crescent, LLC  
Location: Cedar Bridge Avenue  
Block 536 Lot 122  
Site Plan for 63 affordable housing multi-family units
4. **SP 2010** (Variance Requested)  
Applicant: Congregation Mikvah Taharah  
Location: New Hampshire Avenue  
Block 1160.03 Lot 47.02  
Site Plan for a proposed mikvah/spa

5. **SP 2016AA** (No Variance Requested)  
Applicant: Mesivta Ohr Chaim Meir  
Location: West Cross Street  
Block 494 Lot 54  
Change of Use/Site Plan Exemption to convert existing accessory building into a school, existing home to remain as residence

## 5. PLAN REVIEW ITEMS

1. **SD 1886** (No Variance Requested)  
Applicant: Yaakov Klugman  
Location: Marlin Avenue  
Block 1159.02 Lot 30  
Minor Subdivision to create 2 lots
2. **SD 1891** (Variance Requested)  
Applicant: 11 Clover LLC  
Location: Clover Street  
Block 539 Lot s1, 2, 17, & 18  
Minor Subdivision to create 7 lots
3. **SD 1892** (No Variance Requested)  
Applicant: Yeshiva Yesodei Hatorah  
Location: Bellinger St, South Bell Ave, South Lafayette Ave, Read Pl  
Block 804 Lots 1 & 2  
Block 823 Lot 1  
Block 830 Lots 40 & 41  
Major Subdivision for 41 townhouses and associated site improvements
4. **SP 2011** (Variance Requested)  
Applicant: Sudler Lakewood Land, LLC  
Location: Route 70, Paco Way  
Block 1160.04 Lot 49  
Site Plan for a proposed warehouse and office space
5. **SD 1894** (Variance Requested)  
Applicant: School Gardens Realty, LLC  
Location: School Garden Street  
Block 243 Lots 6-8, 26, 27.01 & 27.02  
Major Subdivision for thirteen lots (6 fee-simple duplexes and one single family)
6. **SD 1895** (Variance Requested)  
Applicant: Ocean Ave Property Holdings, LLC  
Location: Ocean Avenue  
Block 536 Lots 1, 2, & 4  
Major Subdivision for 19 lots (9 duplex units, 1 existing dwelling to remain)

## 6. PUBLIC HEARING

1. **SD 1883** (Variance Requested)  
Applicant: Boneh Builders LLC  
Location: East Kennedy Boulevard  
Block 174                      Lots 17, 18, 50  
Major Subdivision to create thirteen lots
  
2. **SD 1887** (*Variance Requested*)  
Applicant: Harold Frankel  
Location: County Line Road East & Clifton Avenue  
Block 106                      Lots 4 & 5  
*Minor Subdivision to create three lots (two duplex units and one synagogue). This project will not be heard and will be carried to the June 18<sup>th</sup> meeting.*
  
3. **SP 2003** (*No Variance Requested*)  
Applicant: Harold Frankel  
Location: County Line Road East & Clifton Avenue  
Block 106                      Lot 5 (proposed Lot 5.03)  
*Site Plan to convert existing single-family residence to a synagogue with a building addition. This project will not be heard and will be carried to the June 18<sup>th</sup> meeting.*
  
4. **SP 2017AA** (No Variance Requested)  
Applicant: Lakewood Cheder School  
Location: 725 Vassar Avenue  
Block 1601                      Lot 4  
Site Plan to convert portions of an existing warehouse into a school
  
5. **SP 2019** (Variance Requested)  
Applicant: Bais Torah Utefillah Inc  
Location: Fifth Street  
Block 70                              Lot 3  
Minor Site Plan for building addition to existing synagogue

## 7. CORRESPONDENCE

- **SD 1550a** Seymour Investments / Cross Trade LLC  
Request to remove a condition of approval
  
- **SD 1586c** Serenity Estates  
Request to modify basin ownership

## 8. PUBLIC PORTION

## **9. APPROVAL OF MINUTES**

- Minutes from the May 21, 2013 Planning Board Meeting

## **10. APPROVAL OF BILLS**

## **11. ADJOURNMENT**